

Space Above This Line for Recording Data

Prepared by: **First National Financial Title Svs, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536**

* Return to: **First National Financial Title Svs, LLC, 6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672
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SPECIAL WARRANTY DEED

Grantor(s): **Regions Bank**
Address: **P.O. Box 1988
Mobile, AL 36633**
Phone: **601-554-2817 (Business)**

Grantee(s): **Brandon R Whitsell and Corrie E Whitsell**
Address: **7719 Truss Cove
Southaven, MS 38671**
Phone: **None (Home) 517-740-8725 (Work, if any)**

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor, **REGIONS BANK**, does hereby sell, convey and warrant unto **BRANDON R WHITSELL AND CORRIE E WHITSELL**, husband and wife, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 153, Phase III, Section C, Heritage Hills P.U.D. Subdivision, situated in Section 26, Township 1 South, Range 8 West, as shown by plat of record in Plat Book 52, Pages 19 & 20, Chancery Clerk's Office for DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

GRANTOR HEREIN does hereby covenant with the Grantees, except as above-noted, that, at the time of delivery of this Deed, that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except as stated hereinabove and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

GRANTOR makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties express or implied, made by Grantor, but on their own judgment.

Possession is given upon the delivery of this deed; taxes for the year 2009 shall be prorated among the parties.

WITNESS MY SIGNATURE this ²²25th day of October, 2009.



Regions Bank
By: Joe Terrill, Vice President

STATE OF MISSISSIPPI

COUNTY OF ~~DESOTO~~ *Forrest*

Personally appeared before me, the undersigned authority in and for the said county and state, on this ²²25th day of October, 2009, within the jurisdiction, the within named, Joe Terrill, who acknowledged to me that he signed and delivered the foregoing Special Warranty Deed in his capacity as Vice President of Regions Bank, as authorized so to do.

Notary Public

(S E A L)

My Commission expires:

My Commission Expires May 20, 2011

FILE #: S16596

